

April 5, 2005

Corey Breed  
Breed & Associates  
2301 West Anderson Lane, # 205  
Austin, TX 78757

Dear Corey,

I wanted to express my appreciation and thanks for the outstanding performance that you and your company have been providing for PrimeLending. As we are reminded everyday, there are numerous vendors to choose from within our industry and competition increases constantly. I am happy to have experienced that Breed & Associates always makes good on the service and promises that demonstrate the top of the class in appraisal work.

I can honestly say with no hesitation that you and your company excel in the areas most critical to mortgage lenders. Below is just a sample of the ways Breed & Associates beats the competition.

**Communication** – I am continuously amazed and delighted with the response time you and your staff have given my loan officers when following up on questions, phone calls and emails. You maintain one of the highest response ratings among all our vendors not just appraisers.

**Timeliness** – Delivering on your promises is key to the time sensitive industry we participate in. You and your staff have a great sense of this and deliver when promised and with the best turn-around times in the city to boot! Thank you.

**Quality** – I am sure you know the value of the appraised house is only as good as the appraiser who knows his business. In the past we had issues with other appraisers and getting their average work through underwriting. Now we feel confident not only that you are getting us expected fair values but also that we will close loans faster.

**Convenience & Cost** – It couldn't be easier to order and receive appraisals, even if we shared an office! And your thoughtfulness when a courier is needed does not go unnoticed. Thank you for keeping your costs very competitive even though you are providing a huge premium in service.

I have no doubt you and your staff will keep up the good work. We at PrimeLending look forward to a long and beneficial relationship. Thank you for all your hard work.

Best regards,

Paul J. Munin  
Branch Manager / Senior Loan Officer